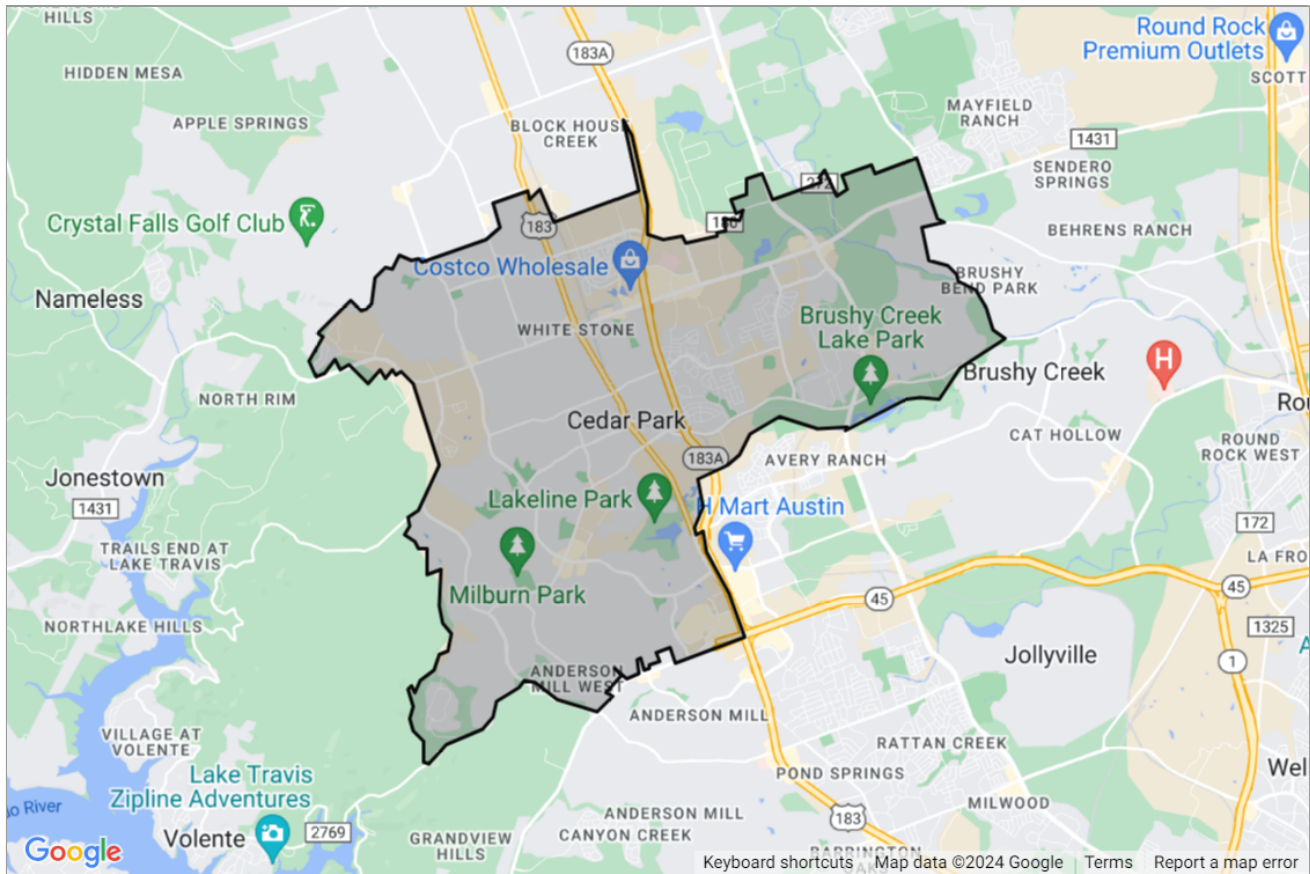


TRADE AREA REPORT

Cedar Park, TX 78613



Presented by

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11200 Manchaca Road, Unit 304
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Criteria Used for Analysis

Median Household Income
\$110,219

Median Age
35.7

Total Population
91,739

1st Dominant Segment
Workday Drive

Consumer Segmentation

<p>Life Mode</p> <p>What are the people like that live in this area?</p>	<p>Family Landscapes</p> <p>Successful young families in their first homes</p>	<p>Urbanization</p> <p>Where do people like this usually live?</p>	<p>Suburban Periphery</p> <p>The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population</p>
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Top Tapestry Segments

	Workday Drive	Boomburbs	Up and Coming Families	Bright Young Professionals	Home Improvement
% of Households	9,970 (29.3%)	9,236 (27.1%)	8,372 (24.6%)	2,678 (7.9%)	1,708 (5.0%)
% of Williamson County	26,985 (10.5%)	38,967 (15.2%)	63,493 (24.8%)	21,492 (8.4%)	7,741 (3.0%)
Lifestyle Group	Family Landscapes	Affluent Estates	Sprouting Explorers	Middle Ground	Family Landscapes
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Urban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.88	3.15	3.05	2.38	2.8
Median Age	37.5	34.5	32.3	34.1	38.6
Diversity Index	62.1	72.4	81.6	75.5	76.4
Median Household Income	\$108,600	\$137,000	\$91,700	\$67,200	\$86,900
Median Net Worth	\$363,200	\$512,800	\$186,900	\$75,000	\$247,800
Median Home Value	\$358,100	\$467,300	\$311,300	\$286,200	\$298,300
Homeownership	85.4 %	83.5 %	74.7 %	46.8 %	80.3 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Some College No Degree	Some College No Degree	Some College No Degree
Preferred Activities	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Physical fitness is a priority . Own the latest devices.	Busy with work and family . Shop around for the best deals.	Go to bars/clubs; attend concerts . Eat at fast food, family restaurants.	Spend heavily on eating out . Shop warehouse/club, home improvement stores.
Financial	Well insured, invest in a range of funds, high debt	Highest rate of mortgages	Carry debt, but also maintain retirement plans	Own retirement savings and student loans	Paying off student loans and home mortgages
Media	Connected, with a host of wireless devices	Own, use latest devices	Rely on the Internet for entertainment and information	Get most of their information from the Internet	Enjoy working on home improvement projects
Vehicle	Own 2+ vehicles (minivans, SUVs)	Prefer late model imports, primarily SUVs.	Own late model import SUVs or compacts	Own newer cars	Own minivan, SUV

About this segment

Workday Drive

This is the
#1
dominant segment
for this area

In this area
29.3%
of households fall
into this segment

In the United States
3.1%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Our Neighborhood

- Workday Drive residents prefer the suburban periphery of metropolitan areas. Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000. Owner-occupied homes have high rate of mortgages at 68%, and low rate vacancy at 4%. Median home value is \$257,400. Most households are married couples with children; average household size is 2.97. Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

Market Profile

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs. Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos. Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating. Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education. High labor force participation rate at 71%; 2 out of 3 households include 2+ workers. Connected, with a host of wireless devices, anything that enables convenience, like banking, paying bills, or even shopping online. Well insured and invested in a range of funds, from savings accounts or bonds to stocks. Carry a higher level of debt, including first and second mortgages and auto loans.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Boomburbs

This is the

#2

dominant segment for this area

In this area

27.1%

of households fall into this segment

In the United States

1.9%

of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Our Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is \$350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Up and Coming Families

<p>This is the</p> <h1>#3</h1> <p>dominant segment for this area</p>	<p>In this area</p> <h1>24.6%</h1> <p>of households fall into this segment</p>	<p>In the United States</p> <h1>2.8%</h1> <p>of households fall into this segment</p>
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An overview of who makes up this segment across the United States

Who We Are

Up and Coming Families is a market in transition. Residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions. Building began in the housing boom of the 2000s and continues in this fast-growing market. Single-family homes with a median value of \$194,400 and a lower vacancy rate. The price of affordable housing: longer commute times

Socioeconomic Traits

- Education: 67% have some college education or degree(s). Hard-working labor force with a participation rate of 71%. Most households (61%) have 2 or more workers. Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions. Seek the latest and best in technology. Young families still feathering the nest and establishing their style.

Market Profile

- Rely on the Internet for entertainment, information, shopping, and banking. Prefer imported SUVs or compact cars, late models. Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions. Busy with work and family; use home and landscaping services to save time. Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Bright Young Professionals

This is the #4 dominant segment for this area	In this area 7.9% of households fall into this segment	In the United States 2.3% of households fall into this segment
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An overview of who makes up this segment across the United States

Who We Are

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

Our Neighborhood

- Approximately 57% of the households rent; 43% own their homes. Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent and single-person households. Multiunit buildings or row housing make up 56% of the housing stock (row housing, buildings with 5 –19 units); 43% built 1980–99. Average rent mirrors the US. Lower vacancy rate is at 8.2%.

Socioeconomic Traits

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher. Labor force participation rate of 72% is higher than the US rate. These consumers are up on the latest technology. They get most of their information from the Internet. Concern about the environment impacts their purchasing decisions.

Market Profile

- Own retirement savings and student loans. Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs. Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games. Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information. Find leisure going to bars/clubs, attending concerts, going to the beach. Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga. Eat out often at fast-food and family restaurants.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Home Improvement

This is the

#5

dominant segment for this area

In this area

5.0%

of households fall into this segment

In the United States

1.7%

of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the U.S. as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Our Neighborhood

- These are low density suburban neighborhoods. Eight of every 10 homes are traditional single-family dwellings, owner occupied. Majority of the homes were built between 1970 and 2000. More than half of the households consist of married-couple families; another 12% include single-parent families.

Socioeconomic Traits

- Higher participation in the labor force; most households have 2+ workers. Cautious consumers that do their research before buying, they protect their investments. Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store). They are paying off student loans and home mortgages. They spend heavily on eating out, at both fast-food and family restaurants. They like to work from home, when possible.

Market Profile

- Enjoy working on home improvement projects and watching DIY networks. Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV. Own a giant screen TV with fiber-optic connection and premium cable; rent movies from Netflix. Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device. Enjoy dining at Chili's, Chick-fil-A, and KFC. Frequently buy children's clothes and toys.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

Cedar Park, TX 78613: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 78613



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

78613



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

2023
2028 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

2023
2028 (Projected)

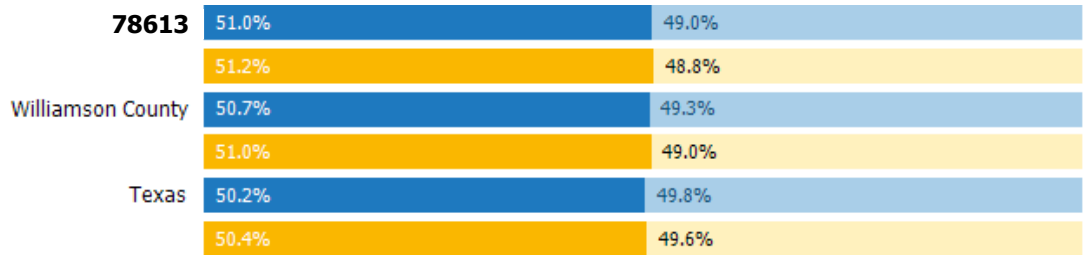


Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

Women 2023
Men 2023
Women 2028 (Projected)
Men 2028 (Projected)



Cedar Park, TX 78613: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



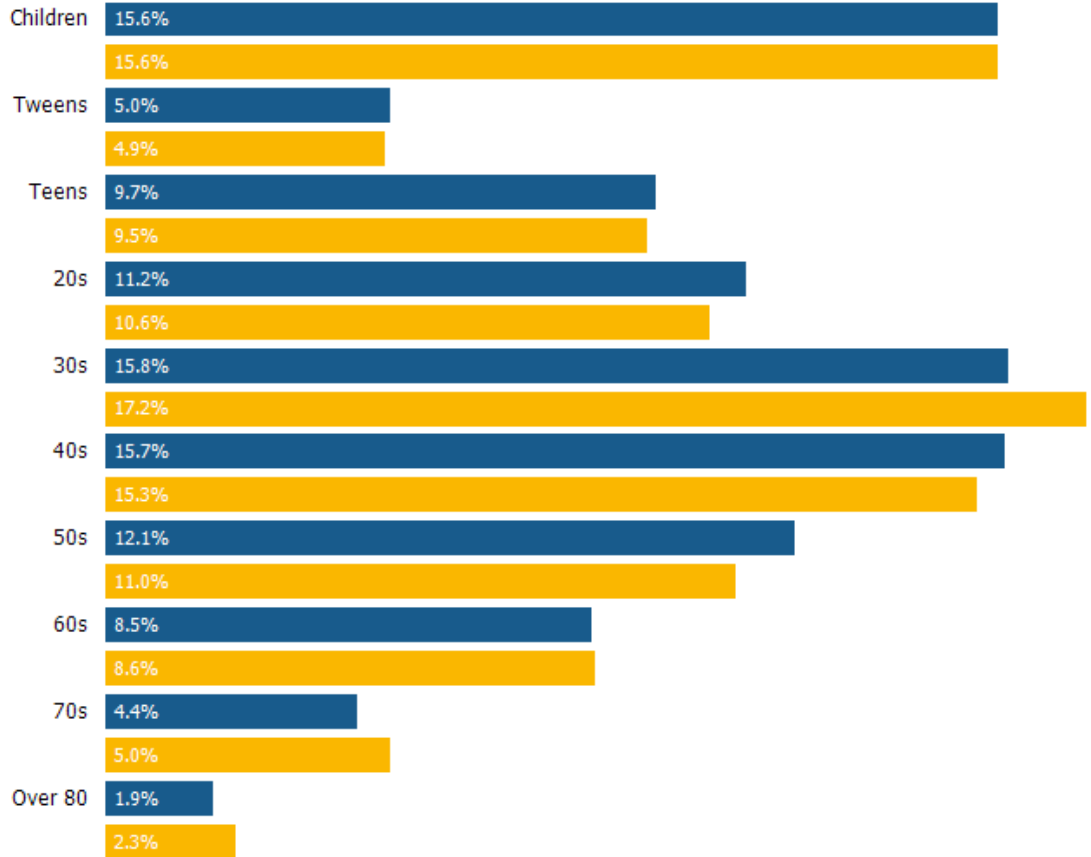
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



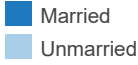
Cedar Park, TX 78613: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Cedar Park, TX 78613: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

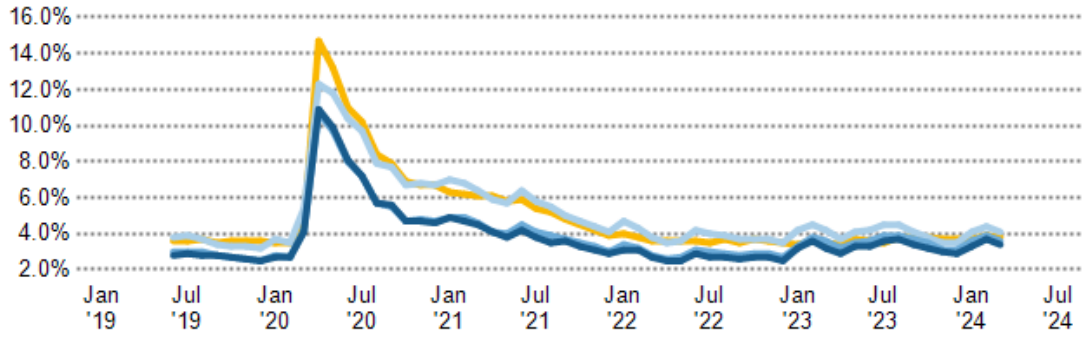


Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap
Update Frequency: Monthly

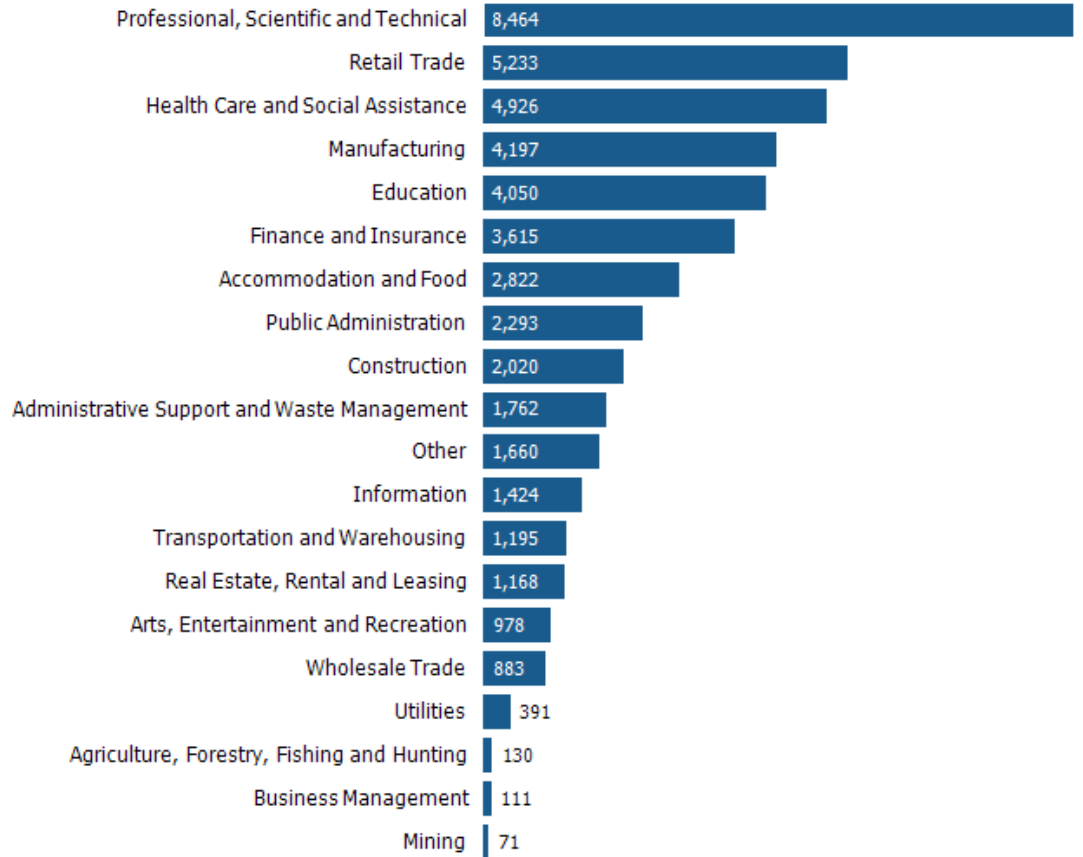
- Cedar Park
- Williamson County
- Texas
- USA



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023
Update Frequency: Annually



Cedar Park, TX 78613: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Cedar Park, TX 78613: Commute Comparison

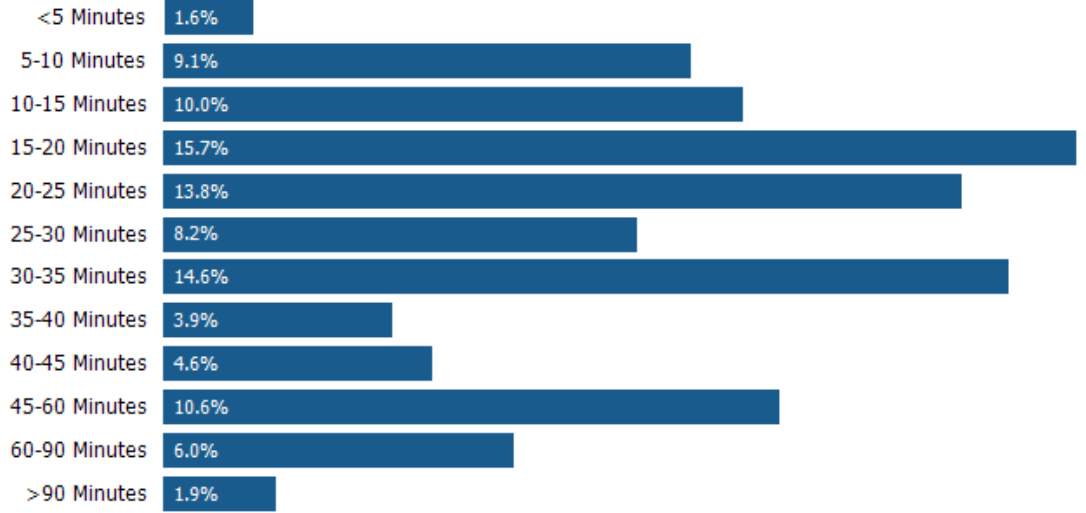
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

78613



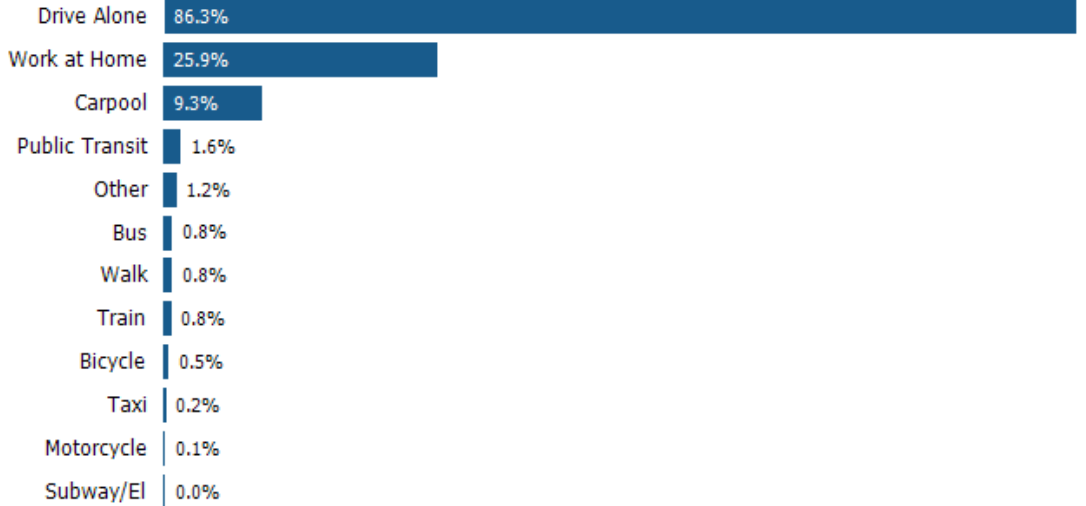
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

78613



Cedar Park, TX 78613: Home Value Comparison

Median Estimated Home Value



This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value



This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price



This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

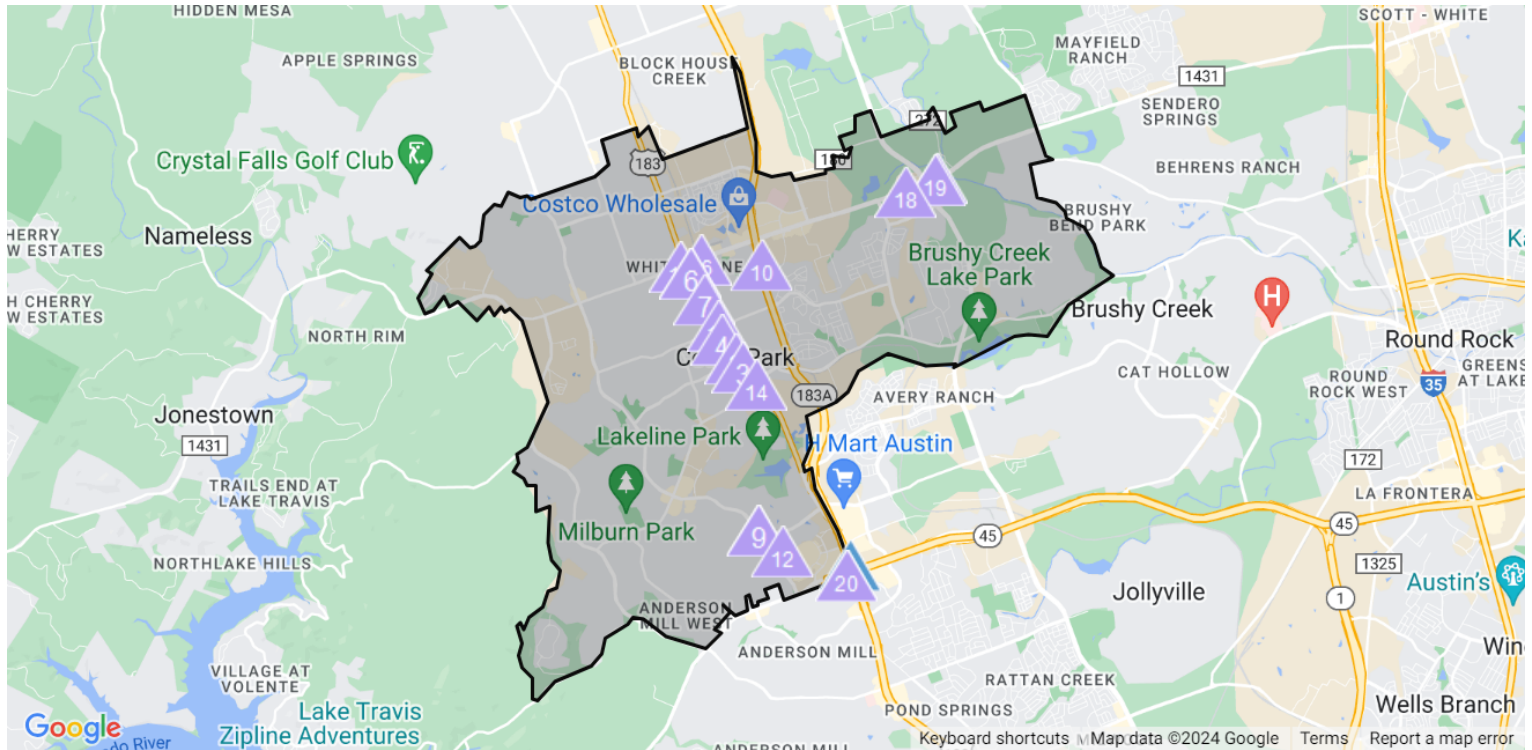


This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly

Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1
70,774
 2023 Est. daily traffic counts

Street: **US Hwy 183A**
 Cross: **Hwy 45**
 Cross Dir: **S**
 Dist: **0.08 miles**

Historical counts

Year	Count	Type
2013	115,783	AADT
2010	97,000	AADT
2005	57,000	AADT
2003	55,000	ADT

2
49,328
 2023 Est. daily traffic counts

Street: **S Bell Blvd**
 Cross: **Buttercup Creek Blvd**
 Cross Dir: **SE**
 Dist: **0.01 miles**

Historical counts

Year	Count	Type
2008	41,887	ADT
2007	57,573	ADT
2005	51,332	ADT
2003	43,398	ADT
2001	52,900	ADT

3
48,400
 2023 Est. daily traffic counts

Street: **S Bell Blvd**
 Cross: **Brushy Creek Rd**
 Cross Dir: **NW**
 Dist: **0.12 miles**

Historical counts

Year	Count	Type
2012	45,438	ADT
2008	41,887	ADT
2007	57,573	ADT
2004	51,596	ADT
2003	43,398	ADT

4
47,600
 2023 Est. daily traffic counts

Street: **S Bell Blvd**
 Cross: **Commercial Pkwy**
 Cross Dir: **SE**
 Dist: **0.07 miles**

Historical counts

Year	Count	Type
2012	45,438	ADT
2008	41,887	ADT
2007	57,573	ADT
2003	43,398	ADT
1999	51,302	ADT

5
47,235
 2023 Est. daily traffic counts

Street: **N Bell Blvd**
 Cross: **E Whitestone Blvd**
 Cross Dir: **NW**
 Dist: **0.08 miles**

Historical counts

Year	Count	Type
2021	49,797	AADT
2005	36,320	AADT
2004	39,843	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Nearby Traffic Details

6

47,235

2023 Est. daily traffic counts

Street: N Bell Blvd
Cross: E Whitestone Blvd
Cross Dir: NW
Dist: 0.08 miles

Historical counts

Year	Count	Type
2020	46,354	AADT
2019	48,347	AADT
2018	48,347	AADT
2013	39,993	AADT
2010	44,737	ADT

7

44,829

2023 Est. daily traffic counts

Street: N Bell Blvd
Cross: Cedar PKDr
Cross Dir: SE
Dist: 0.13 miles

Historical counts

Year	Count	Type
2012	42,094	ADT
2005	50,804	ADT
2003	40,756	ADT
2001	56,037	ADT
1999	45,800	ADT

8

44,160

2023 Est. daily traffic counts

Street: South Lakeline Boulevard
Cross: -
Cross Dir: -
Dist: -

Historical counts

Year	Count	Type
2020	29,197	AADT

9

44,160

2023 Est. daily traffic counts

Street: South Lakeline Boulevard
Cross: -
Cross Dir: -
Dist: -

Historical counts

Year	Count	Type
2021	48,030	AADT
2015	31,766	AADT

10

42,654

2023 Est. daily traffic counts

Street: US Hwy 183A
Cross: E Whitestone Blvd
Cross Dir: N
Dist: 0.31 miles

Historical counts

Year	Count	Type
2010	41,170	ADT

11

42,112

2023 Est. daily traffic counts

Street: N Bell Blvd
Cross: S Bell Blvd
Cross Dir: S
Dist: 0.06 miles

Historical counts

Year	Count	Type
2012	42,094	ADT
2003	40,756	ADT
1999	45,800	ADT

12

40,885

2023 Est. daily traffic counts

Street: Ridgeline Blvd
Cross: Rockstop Blvd
Cross Dir: S
Dist: 0.06 miles

Historical counts

Year	Count	Type
2010	5,960	ADT
2005	88,690	ADT

13

40,873

2023 Est. daily traffic counts

Street: West Whitestone Boulevard
Cross: Whitestone Ln
Cross Dir: SW
Dist: 0.05 miles

Historical counts

Year	Count	Type
2020	39,713	AADT
2019	41,165	AADT
2018	41,423	AADT

14

40,697

2023 Est. daily traffic counts

Street: S Bell Blvd
Cross: Cypress Creek Rd
Cross Dir: NW
Dist: 0.11 miles

Historical counts

Year	Count	Type
2021	43,429	AADT
2020	35,839	AADT
2019	42,164	AADT
2018	42,164	AADT
2013	39,154	AADT

15

40,259

2023 Est. daily traffic counts

Street: State Hwy 45
Cross: Research Blvd
Cross Dir: E
Dist: 0.05 miles

Historical counts

Year	Count	Type
2020	34,630	AADT
2019	44,421	AADT
2018	44,938	AADT

16

39,806

2023 Est. daily traffic counts

Street: E Whitestone Blvd
Cross: N Bell Blvd
Cross Dir: SW
Dist: 0.16 miles

Historical counts

Year	Count	Type
2020	35,243	AADT
2019	48,038	AADT
2018	46,000	AADT
2013	36,290	AADT
2010	33,755	ADT

17

38,990

2023 Est. daily traffic counts

Street: E Whitestone Blvd
Cross: Ronald W Reagan Blvd
Cross Dir: SW
Dist: 0.14 miles

Historical counts

Year	Count	Type
2020	34,735	AADT
2019	36,085	AADT
2018	44,650	AADT

18

37,578

2023 Est. daily traffic counts

Street: East Whitestone Boulevard
Cross: Market St
Cross Dir: W
Dist: 0.03 miles

Historical counts

Year	Count	Type
2020	31,586	AADT
2019	43,107	AADT
2018	39,469	AADT

19

37,482

2023 Est. daily traffic counts

Street: E Whitestone Blvd
Cross: Ronald W Reagan Blvd
Cross Dir: SW
Dist: 0.13 miles

Historical counts

Year	Count	Type
2013	40,839	AADT
2012	34,814	ADT
2010	34,817	ADT
2009	38,635	ADT
2008	35,645	ADT

20

36,584

2023 Est. daily traffic counts

Street: State Hwy 45
Cross: RM 620
Cross Dir: E
Dist: 0.65 miles

Historical counts

Year	Count	Type
2021	12,454	AADT
2013	62,633	AADT
2010	42,000	AADT
2005	32,000	AADT
2003	38,000	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Fairway Independent Mortgage Corporation



Contact:
Mark Howard, Loan Officer
mark.howard@fairwaymc.com
 Mobile:(512) 592-8181
NMLS# 1630227
www.woodgroupmortgage.com

BraueX Home Inspection

Contact:
Kevin BraueX, Licensed Inspector
kbraueX@austinrr.com
 Mobile:(512) 922-1711
2107 Macon Drive
Cedar Park, TX 78613
Preferred Inspector

TNT Title



Contact:
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katie.deason@texasnationaltitle.com
 Office:(512) 337-0300
 Fax:(512) 853-5810
305 Denali Pass Drive
Suite A
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www.texasnationaltitle.com

Legacy Mutual Mortgage



Contact:
Michelle Ikonen, Loan Officer
michelle.ikonen@legacymutual.com
 Mobile:(512) 897-6329
NMLS# 1107671
www.legacymutual.com

Independence Title Company



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 Mobile:(512) 914-8984
 Fax:(512) 255-9853
101 E. Old Settlers Blvd.
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Round Rock, TX 78664
www.independencetitle.com

Goosehead Insurance



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nicole.cuba@goosehead.com
 Office:(512) 945-0560
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1000 Heritage Center Cir
Round Rock, TX 78664
<https://www.gooseheadinsurance.com>

Austin Property Inspection



Contact:
Gary Hart, Licensed Inspector
gary@austinpropertyinspections.com
 Mobile:(512) 848-3523
9101 La Cressada Drive
Austin, TX 78749
www.austinpropertyinspections.com
Preferred Inspector

North American Title



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 Mobile:(512) 255-6550
 Fax:(512) 255-9384
1 Chisholm Trail
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www.nat.com

State Farm



Contact:
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 Office:(512) 255-7677
 Mobile:(512) 748-6219
581 University Blvd.
Round Rock, TX 78665
www.kandakropp.com
Preferred Insurance Agent

American Home Shield



Contact:
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 Mobile:(512) 784-8919

889 Ridge Lake Blvd.
Memphis, TN 38120

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Preferred Home Warranty

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

One Guard



HOME WARRANTY + SERVICE PLANS

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20410 N. 19th Avenue
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Preferred Home Warranty